

**CITY OF KNOXVILLE
BUILDING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
January 15, 2016, 9:00 A.M.**

SMALL ASSEMBLY ROOM – CITY/COUNTY BUILDING (400 MAIN ST)

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

ROLL CALL

Board Chairman Doyle Webb called the meeting to order at 9:00 am. Other Board members present were David Smith, Gregor Smee, and John Kenny. Board members absent were David Icove, Fanesha Powell, William Waters, Jimmy Taylor, and Albert Beasley.

Staff members in attendance were Marty Clay, Chief Building Inspector; Sonny Partin, KFD; Crista Cuccaro, Law Department; Chevelle Lewis, Plans Review & Inspections; and Angelia Rooks, Board Secretary.

APPROVAL OF MINUTES

Board member Gregor Smee made a motion to approve the November 20, 2015 minutes. The motion was seconded by Board member David Smith. The Board voted 4-0 to **APPROVE** the motion.

NEW BUSINESS

BD1A16BU	Address:	10461 Parkside Drive
	Owner:	W.C. Exchange, LLC
	Applicant:	William Steverson / Michael Brady, Inc.
	Code Section:	2012 IBC, SECTION 1607.1, Table 1607.1

Request: Allow maximum capacity of second floor to be 120 uniform psf, with posted signage throughout second floor and with management observation.

The applicants, Bill Steverson (architect) and Louis Cortina (structural engineer), were present. The existing building was designed by Michael Brady, Inc., and occupied as a retail furniture store. The retail tenant has left and the new tenant planned to use the building as a climate-controlled, self-storage facility. The capacity was determined to be 122 psf. Mr. Steverson said heavier loads will be located on the ground floor; signs regarding capacity will be posted; and management will monitor loading via the security cameras. Mr. Cortina added that the bar joists could be reinforced to meet the code, but access to them was difficult. They did not complete a cost analysis for compliance with the code.

Marty Clay, Chief Building Inspector, stated that the building did not meet the minimum code standards; and the proposed monitoring by management was insufficient.

Sonny Partin, KFD, agreed with the Building Official's decision.

Board members discussed the limitations of management oversight and signage.

Board member John Kenny made a motion to deny the request. The motion was seconded by Board member David Smith. The Board voted 4-0 to **DENY** the request.

OTHER BUSINESS

Proposed permit fee increases

Chevelle Lewis reviewed the proposed permit fee increases. The last increase was in 2003. The increases were necessary to continue providing services that meet the needs of the contractors, developers and the community. The staff has met with the Homebuilders Association, the Associated General Contractors, and held a public forum to address questions.

Election of Chairman for 2016

Board member David Smith made a motion to nominate *Doyle Webb* as Chairman for 2016. The motion was seconded by Board member Gregor Smee. The Board voted 4-0 to **APPROVE** the motion.

The next meeting is scheduled on February 19, 2016.

ADJOURNMENT

The meeting was adjourned at 9:25 am.